



STATEMENT OF INFORMATION

7 CHASNEY COURT, BARANDUDA, VIC 3691
PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 CHASNEY COURT, BARANDUDA, VIC







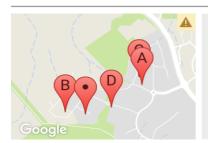
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$749,000

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$353,500

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



14 PATERSON AVE, BARANDUDA, VIC 3691







Sale Price

*\$410,000

Sale Date: 01/12/2017

Distance from Property: 432m





15 KRUEGER ST, BARANDUDA, VIC 3691







Sale Price

\$595,000

Sale Date: 11/05/2017

Distance from Property: 137m





15 WICKHAM CRT, BARANDUDA, VIC 3691







Sale Price

*\$380,000

Sale Date: 20/01/2018

Distance from Property: 449m







10 QUOLL RD, BARANDUDA, VIC 3691 (2) 3 (2) 2



Sale Price

*\$595,000

Sale Date: 18/07/2017

Distance from Property: 180m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 CHASNEY COURT, BARANDUDA, VIC 3691
---	--------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	\$749,000

Median sale price

Median price	\$353,500	House	Χ	Unit		Suburb	BARANDUDA
Period	01 January 2017 to 31 December 2017		Source	= e	pricefinder		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 PATERSON AVE, BARANDUDA, VIC 3691	*\$410,000	01/12/2017
15 KRUEGER ST, BARANDUDA, VIC 3691	\$595,000	11/05/2017
15 WICKHAM CRT, BARANDUDA, VIC 3691	*\$380,000	20/01/2018
10 QUOLL RD, BARANDUDA, VIC 3691	*\$595,000	18/07/2017